



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

1700 North Main Street
SUFFOLK, VIRGINIA 23434

Gregory A. Whirley
Commissioner

August 26, 2013

Jose Ribeiro, Senior Planner
James City County Planning
101-A Mounts Bay Road
Post Office Box 8784
Williamsburg, Virginia 23187

**RE: Xanterra Kingsmill – Master Plan/TIA
Richmond Road (Route 60)
County Plan No. Z-0003-2013/MP0001-2013
James City County**

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, the proposed rezoning application with a Traffic Impact Study prepared by Vanasse Hangen Brustlin, Inc. dated April 2013, was submitted to the Virginia Department of Transportation (VDOT) for review on 7/24/13.

After a review of the TIA, VDOT has comments that need to be addressed in regards to information that will assist in clarifying the expected impacts of the proposed rezoning. VDOT is requesting clarification from the applicant to address several concerns identified in the attached Evaluation Report.

The applicant shall resubmit a revised TIA and provide a detailed narrative which addresses each comment listed in the report. Any revisions beyond those necessary to address the review comments listed above must be identified separately in the re-submittal narrative.

If you have any questions, please contact me at (757) 925-1594 or tommy.catlett@vdot.virginia.gov.

Sincerely,

Tommy Catlett, P.E.
Area Land Use Engineer
Virginia Department of Transportation
Hampton Roads District

EVALUATION REPORT Of Traffic Impact Analysis

- 1) We concur with the proposed trip generation rates as provided in the submitted study based on the following development schedule:

Use	No. of Units	Units
Residential – Single Family	196	each
Residential – Townhouses	30	each
Residential – Condominiums	96	each

The proposed uses have the potential to generate 2,961 daily, 246 AM peak hour, and 296 PM peak hour trips on the roadway network.

- 2) Note that VDOT’s review of the submitted traffic impact analysis focused on operations and impacts on the state maintained system. Within the scope of this study, the state maintained system includes 199 and Route 60.
- 3) The submitted TIA indicates that upon build out of the site, the intersection of Humelsine Parkway (Route 199) Mounts Bay and Quarterpath Road would need to be restriped to show an exclusive through lane on Mounts Bay Road allowing for flexibility in signal phasing. *The Traffic Impact Study indicates that the anticipated impacts to this signalized intersection appears at build out to be significant, we would need to have more information to support this recommended improvement in the Study and verified that movements can be accomplished safely. The Synchro files need to be submitted electronically and reviewed by VDOT. The existing Timing plan for this intersection can be obtained directly from Traffic Signal Operations Manager –Mike Miller, P.E. to better reflect existing operating conditions.*
- 4) The Woods Course –“If the 90 lots do not have access to the Busch Service Road, a right turn lane will be required on Route 60 at the site entrance.” *We would encourage the access point to be located via the Busch Service Road; an access on Route 60 would create an additional traffic conflict point on existing Route 60. It appears in the study and indicates that there is adequate capacity within the internal roadways to support this route. If the option to locate an entrance onto Route 60 occurs a study would need to indicate the exact improvements that would be needed with turn lane warrants included and any other required supporting information. Clarify the existing use of the Busch Service Road. Is there any intention of making this an access for public use?*
- 5) The study indicated there were appendix documents but they were not included with the study. We will need these documents to do further review.
- 6) In order to remain consistent and in order to have the county aware of all improvements an updated Traffic Impact Study should be submitted before construction occurs and it needs to address if

proffers should be made for the impacts based on this study. The recommendations do not indicate who is responsible for recommended improvements.

- 7) Construction site plans will need to be submitted for review and contain but not be limited to; intersection geometrics, lane configurations, corner radii, intersection sight distances, right of way etc. All plans sheets in this study are considered conceptual and are not to be used for construction.
- 8) AutoTurn analysis of study intersections (State Maintained and roads connecting to as well) need to be submitted to this office for review, to ensure, vehicle clearances as well as curb and median clearances are met. The AutoTurn analysis will need to include design vehicle type used in the analysis.
- 9) Based the information above please submit an updated Traffic Impact Study and supporting information for this office to review.